

Whitakers

Estate Agents



30 Normanton Rise, Hull, HU4 7SX

£199,950

Whitakers Estate Agents are pleased to introduce this immaculate true bungalow to the market with NO ONWARD CHAIN and in a condition where a new owner can comfortably move straight in upon completion.

The property is set back from the popular Anlaby High Road in West Hull which is renowned for its close proximity to an abundance of local amenities including convenience stores, shopping parks and leisure facilities with sports centres and playing fields. Highly accessible transport links also provide multiple routes to the Hull City Centre and surrounding villages,

The internal layout briefly comprises: fitted kitchen with entrance door, inner hallway with access to the loft hatch and built in storage, spacious lounge, fitted main bedroom, second bedroom with patio doors to the rear garden and a shower room furnished with a three piece suite.

Externally to the front aspect there is a paved garden with a gravelled section and well stocked decorative borders. A side drive which accommodates off street parking -and has access to an outside tap - leads to the detached garage and gate opening to the rear garden : mainly laid to lawn with well stocked borders, a raised seating area and enclosed by a combination of brick walling and fencing.

Taken together, the accommodation on offer is ideal for those who are seeking to make the transition from a multi-storey property to a home which allows lateral living. An internal inspection is recommended.

The accommodation comprises

Front external



Externally to the front of the property there is a paved garden with a gravelled section and well stocked decorative borders. A side drive which accommodates off street parking -and has access to an outside tap - leads to the detached garage and gate opening to the rear garden.

Kitchen 16'5" x 7'3" (5.01 x 2.22)



UPVC double glazed entrance door, two UPVC double glazed windows, two central heating radiators , tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, gas cooker with extractor hood above and provision for a washing machine.

Inner hallway

With access to the loft hatch, two built in storage cupboards and carpeted flooring. Leading to :

Lounge 16'6" x 12'9" (5.04 x 3.89)



UPVC double glazed bow window, central heating radiator, gas fireplace with marbled inset/ hearth a decorative wooden surround and carpeted flooring.

Bedroom one 14'1" x 9'2" (4.30 x 2.80)



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom two 7'4" x 11'0" (2.24 x 3.36)



UPVC double glazed patio doors, central heating radiator and carpeted flooring.

Shower room



UPVC double glazed window, central heating radiator, fully tiled with laminate flooring and furnished with a three piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Rear external



The rear garden is mainly laid to lawn with well stocked borders, a raised seating area and enclosed by a combination of brick walling and fencing.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL147030000

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 13 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase

of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

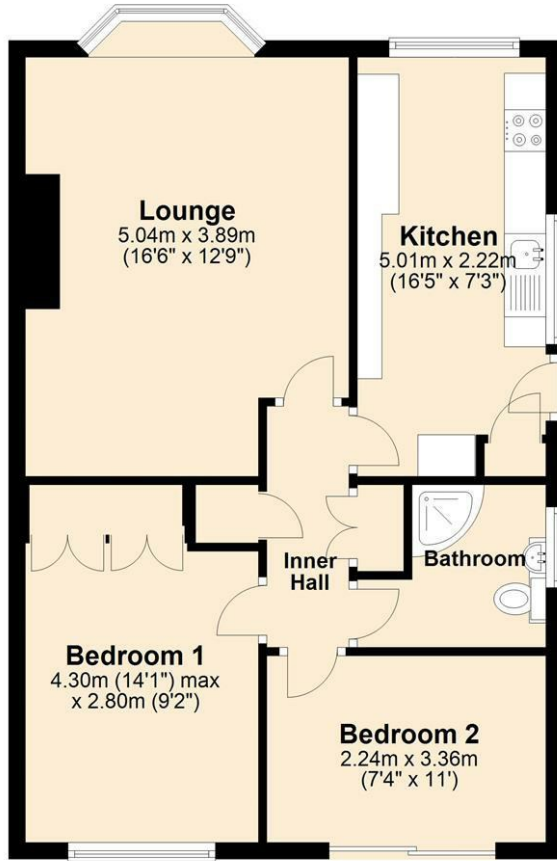
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

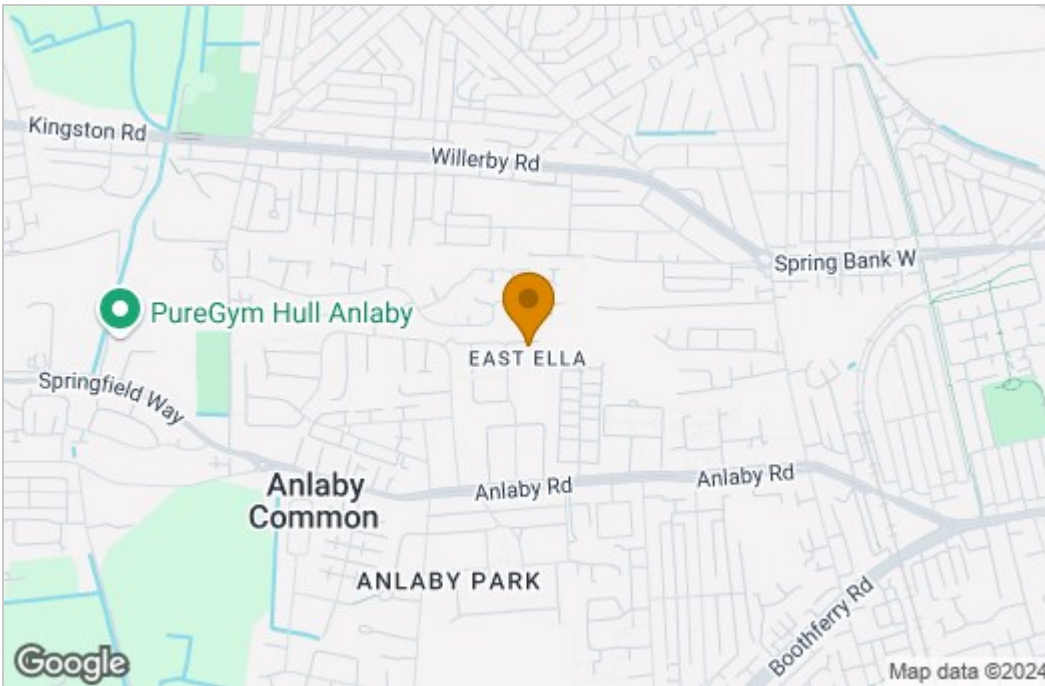
Floor Plan

Ground Floor

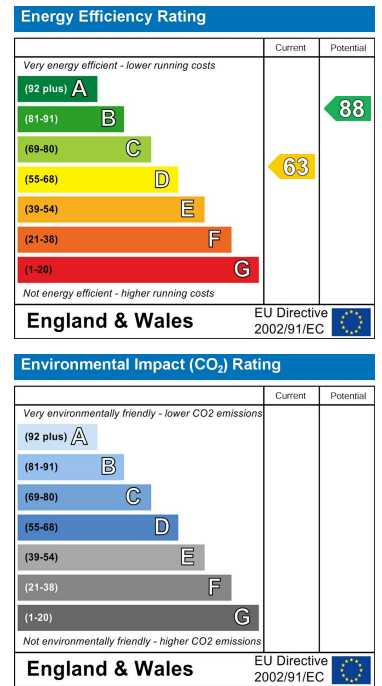


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.